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CITY OF GROVE CITY, OHIO

THE PINNACLE CLUB SECTION 2, PHASE 8

A SUBDIVISION OF ACREAGE AND A RE-SUBDIVISION OF RESERVE "RR" AND "SS" OF THE PINNACLE CLUB PLAT SECTION 2, PHASE 7

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY NUMBER 6840, BEING A SUBDIVISION OF 13.795 ACRES COMPRISED OF: 10.141 ACRES CONVEYED TO M/I HOMES OF CENTRAL OHIO, LLC IN INSTRUMENT NUMBER 200310010314742, 3.553 ACRES CONVEYED TO M/I HOMES OF CENTRAL OHIO, LLC IN INSTRUMENT NUMBER 200405260121582, AND 0.022 ACRES BEING ALL OF RESERVE "RR" AND 0.079 ACRES BEING ALL OF RESERVE "SS" AS THE SAME AS DESIGNATED AND DELINEATED ON THAT SUBDIVISION PLAT ENTITLED THE PINNACLE CLUB PLAT SECTION 2, PHASE 7, P.B. 116, PG. 30-31 RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, M/I HOMES OF CENTRAL OHIO, LLC, AN OHIO LIMITED LIABILITY COMPANY, BY TIMOTHY C. HALL, JR., AREA PRESIDENT, OWNER OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "THE PINNACLE CLUB SECTION 2 PHASE 8 A SUBDIVISION OF ACREAGE AND A RE-SUBDIVISION OF RESERVE "RR" AND "SS" OF THE PINNACLE CLUB PLAT SECTION 2, PHASE 7", A SUBDIVISION CONTAINING LOTS NUMBERED 896 TO 978, BOTH INCLUSIVE, RESERVES "YY" AND "ZZ", DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL OR PART OF ENGLISH TURN DRIVE, LEGENDS DRIVE, SAWGRASS STREET, AND WADKINS DRIVE SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS, WITHIN AREAS DESIGNATED "EASEMENT", "DRAINAGE EASEMENT", AND RESERVES "YY" AND "ZZ", ARE HEREBY GRANTED TO THE CITY OF GROVE CITY, OHIO, AMERICAN ELECTRIC POWER AND AMERITECH, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTING, USING AND MAINTAINING PUBLIC AND PRIVATE UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND, AND WHERE NECESSARY, ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY GRANTED TO THE CITY OF GROVE CITY, OHIO, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTING, USING AND MAINTAINING STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. EXCEPT AS PROVIDED FOR IN THE DEVELOPER'S OVERALL SCHEME FOR THE DEVELOPMENT OF THE PINNACLE CLUB SECTION 2, PHASE 8, NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT. WITHIN SAID RESERVES "YY" AND "ZZ" NON-EXCLUSIVE EASEMENT CENTERED ON THE CENTERLINE OF SAID RESERVES IS HEREBY GRANTED TO THE CITY OF GROVE CITY, OHIO, AND OTHER GOVERNMENTAL EMPLOYEES OR LICENSES FOR USE IN THE COURSE OF PROVIDING POLICE, FIRE, MEDICAL OR OTHER GOVERNMENTAL SERVICES TO LOTS AND LANDS ADJACENT TO SAID RESERVES "YY", AND "ZZ".

IN WITNESS WHEREOF, TIMOTHY C. HALL, JR., AREA PRESIDENT OF M/I HOMES OF CENTRAL OHIO, LLC, AN OHIO LIMITED LIABILITY COMPANY, HAS HEREUNTO SET HIS HAND THIS ____ DAY OF

M/I HOMES OF CENTRAL OHIO, LLC,
AN OHIO LIMITED LIABILITY COMPANY:

BY _____
TIMOTHY C. HALL, JR.,
AREA PRESIDENT

WITNESSED AND ACKNOWLEDGED BY:

STATE OF OHIO
COUNTY OF FRANKLIN:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TIMOTHY C. HALL, JR., AREA PRESIDENT OF M/I HOMES OF CENTRAL OHIO, LLC, AN OHIO LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF M/I HOMES OF CENTRAL OHIO, LLC, AN OHIO LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS ____ DAY OF _____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, _____

STATE OF OHIO

LAND AREA SUBDIVIDED: 13.795 ACRES OF WHICH:

0.027 ACRES BEING LOCATED WITHIN WADKINS DRIVE, 1.596 ACRES LOCATED WITHIN ENGLISH TURN DRIVE, 0.829 ACRES BEING LOCATED WITHIN LEGENDS DRIVE AND 0.622 ACRES BEING LOCATED WITHIN SAWGRASS STREET.

0.230 ACRES BEING LOCATED WITHIN RESERVE "YY"
0.299 ACRES BEING LOCATED WITHIN RESERVE "ZZ"
10.192 ACRES BEING LOCATED WITHIN LOTS 896-978

APPROVED THIS ____ DAY OF _____

PLANNING COMMISSION CHAIR
CITY OF GROVE CITY, OHIO

APPROVED THIS ____ DAY OF _____

REVIEWED BY
HOCKADEN & ASSOCIATES, INC.
FOR CITY OF GROVE CITY, OHIO

APPROVED THIS ____ DAY OF _____

DIRECTOR OF PUBLIC SERVICE,
CITY OF GROVE CITY, OHIO

APPROVED THIS ____ DAY OF _____

MAYOR,
CITY OF GROVE CITY, OHIO

APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED THIS ____ DAY OF _____, WHEREIN ALL OF ENGLISH TURN DRIVE, LEGENDS DRIVE, SAWGRASS STREET, AND TOURNAMENT WAY SHOWN DEDICATED HEREON ARE ACCEPTED BY THE COUNCIL OF THE CITY OF GROVE CITY, OHIO.

CITY CLERK,
CITY OF GROVE CITY, OHIO

TRANSFERRED THIS ____ DAY OF _____

AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS ____ DAY OF _____
AT _____, FEE _____.

RECORDER, FRANKLIN COUNTY, OHIO

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

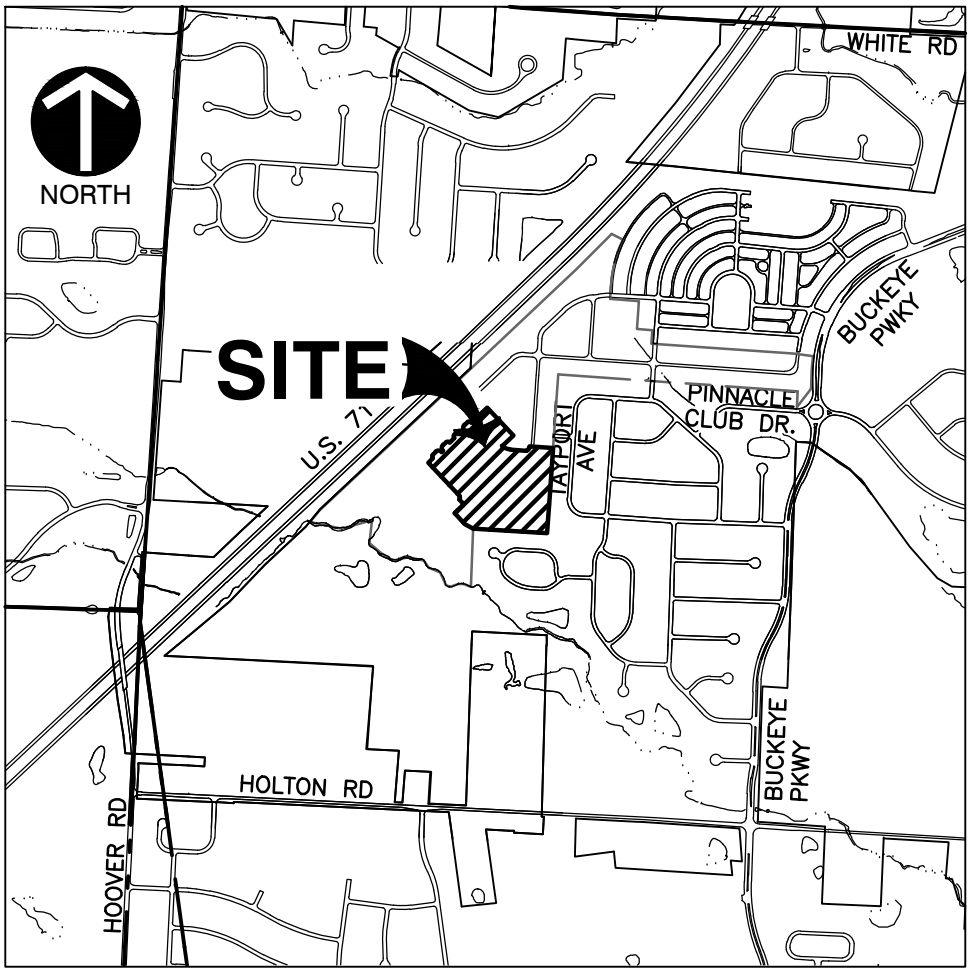
FILE NO. _____

RECORDED THIS ____ DAY OF _____

PLAT BOOK _____, PAGES _____

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. PERMANENT MARKERS & SURVEY NAILS ARE TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND.

BY: _____
JOHN JEFFREY RAAB
PROFESSIONAL LAND SURVEYOR NO. 7863
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



SURVEY DATA:
BASIS OF BEARING: THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE SAME MERIDIAN AS THE BEARINGS SHOWN ON THE SUBDIVISION PLAN ENTITLED "CREEKSIDE SECTION 1", OF RECORD IN PLAT BOOK 93, PAGES 58-61, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. AS SHOWN ON SAID PLAT OF RECORD, A WEST LINE OF BUCKEYE PARKWAY BEARS NORTH 01°54'54" EAST.

SOURCE DATA: THE SOURCES OF RECORDED SURVEY DATA ARE THE RECORDS OF THE FRANKLIN COUNTY, OHIO, RECORDER REFERENCED IN THE PLAN AND TEXT OF THIS PLAT.

PERMANENT MARKERS; WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 1" SOLID IRON PINS, THIRTY INCHES LONG WITH A PLASTIC CAP BEARING THE INITIALS "CEC".

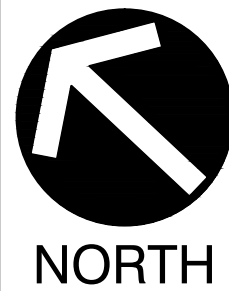
IRON PINS: WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 3/4" I.D. IRON PINS, THIRTY INCHES LONG WITH A PLASTIC CAP BEARING THE INITIALS "CEC".



Civil & Environmental Consultants, Inc.

8740 Orion Place, Suite 100 - Columbus, OH 43240
Ph: 614.540.6633 · 888.598.6808 · Fax: 614.540.6638
www.cecinc.com

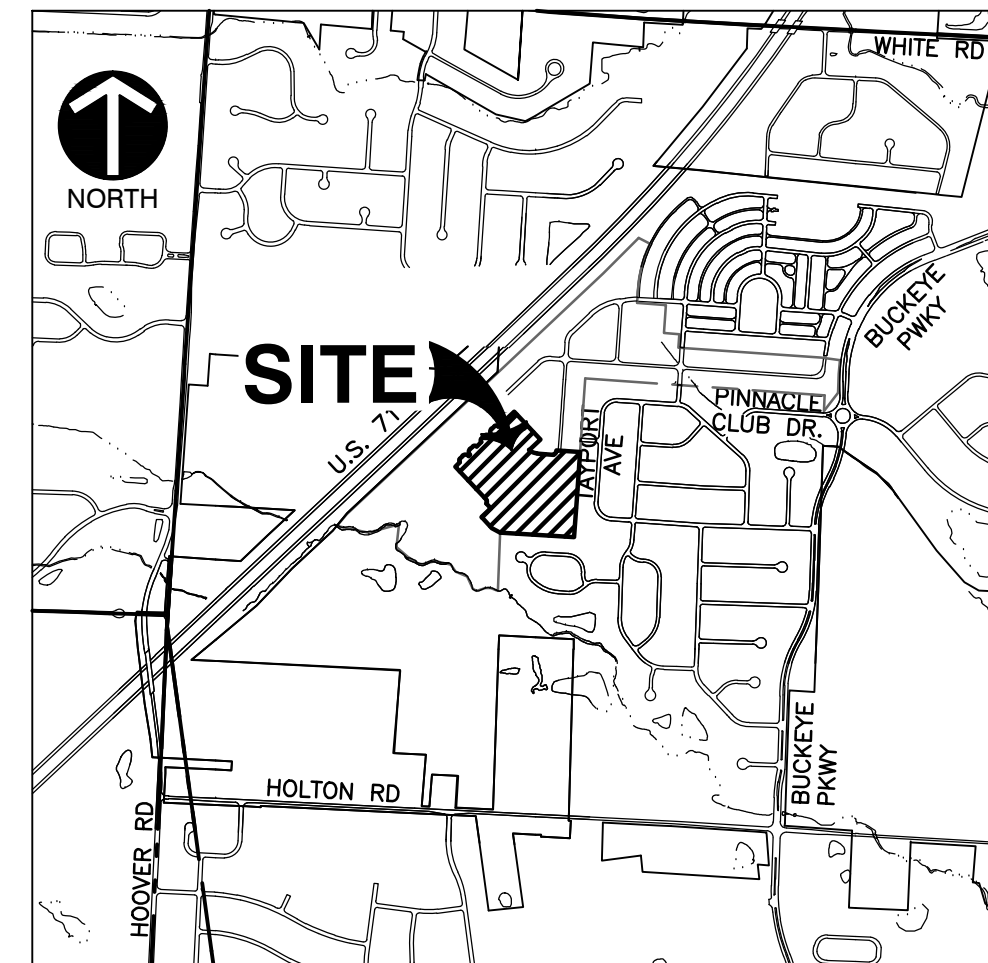
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|---|---------------|-------------|-----|--------------|--------------|
| DRAWN BY: | TJH | CHECKED BY: | JJR | APPROVED BY: | JAM* |
| DATE: | DECEMBER 2013 | DWG SCALE: | NTS | PROJECT NO.: | 131-663 |
| THE PINNACLE CLUB SECTION 2, PHASE 8 A SUBDIVISION OF ACREAGE AND A RE-SUBDIVISION OF RESERVE "RR" AND "SS" OF THE PINNACLE CLUB PLAT SECTION 2, PHASE 7 | | | | | DRAWING NO.: |
| | | | | | 1 |
| | | | | | SHEET 1 OF 2 |



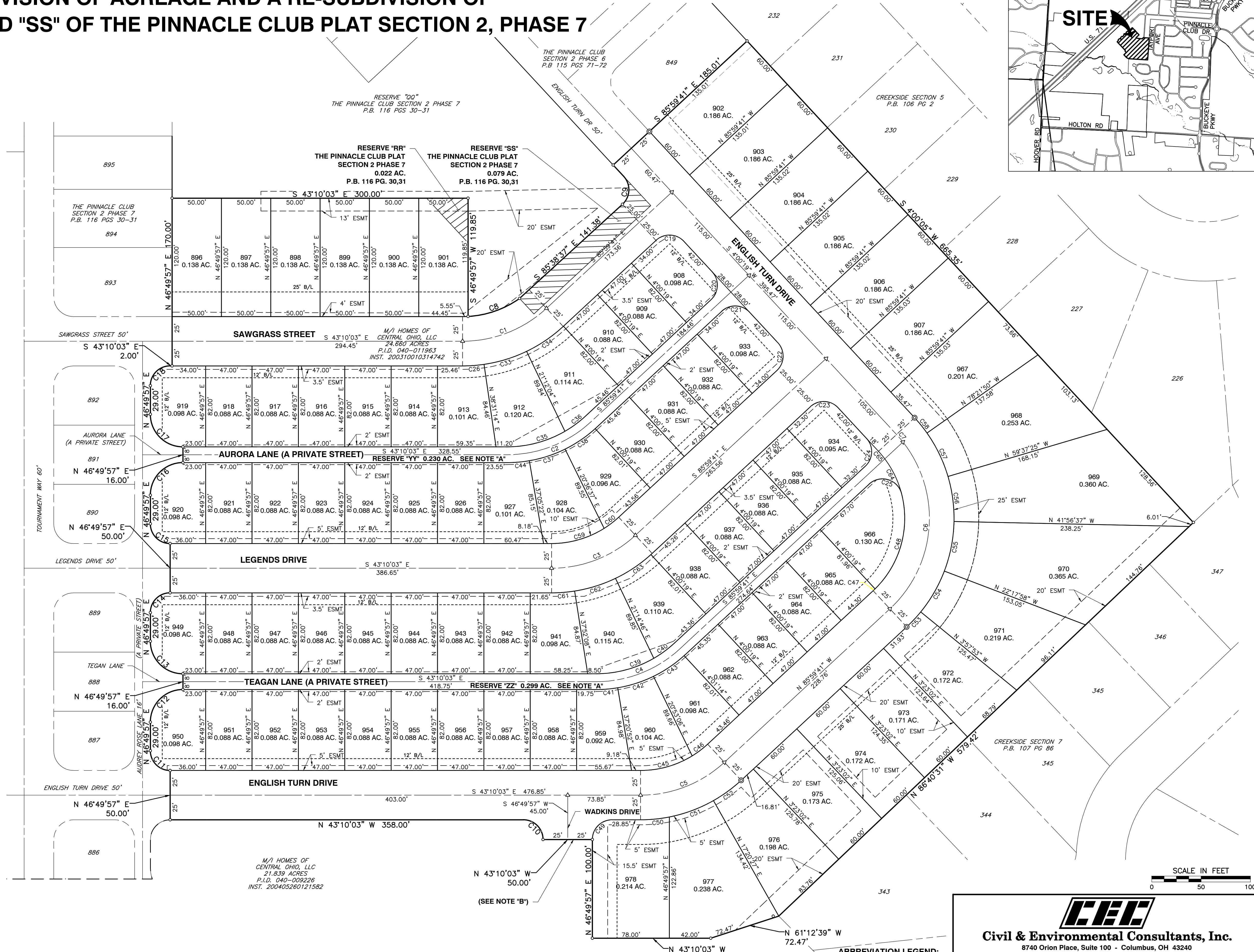
CITY OF GROVE CITY, OHIO

THE PINNACLE CLUB SECTION 2, PHASE 8

A SUBDIVISION OF ACREAGE AND A RE-SUBDIVISION OF
RESERVE "RR" AND "SS" OF THE PINNACLE CLUB PLAT SECTION 2, PHASE 7



| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|---------------|---------|
| CURVE # | LENGTH | RADIUS | DELTA | CHB | CHL |
| C1 | 93.43' | 125.00' | 42°49'38" | S 64°34'52" E | 91.27' |
| C2 | 93.43' | 125.00' | 42°49'38" | S 64°34'52" E | 91.27' |
| C3 | 93.43' | 125.00' | 42°49'38" | S 64°34'52" E | 91.27' |
| C4 | 93.43' | 125.00' | 42°49'38" | S 64°34'52" E | 91.27' |
| C5 | 93.43' | 125.00' | 42°49'38" | S 64°34'52" E | 91.27' |
| C6 | 186.34' | 125.00' | 85°24'41" | N 51°17'59" E | 169.56' |
| C7 | 10.01' | 125.00' | 4°35'19" | N 6°17'59" E | 10.01' |
| C8 | 56.02' | 100.00' | 32°05'56" | S 62°23'44" E | 55.29' |
| C9 | 31.54' | 20.00' | 90°21'04" | N 49°10'51" E | 28.37' |
| C10 | 31.42' | 20.00' | 90°00'00" | N 1°49'57" E | 28.28' |
| C11 | 31.42' | 20.00' | 90°00'00" | N 1°49'57" E | 28.28' |
| C12 | 51.84' | 33.00' | 90°00'00" | S 88°10'03" E | 46.67' |
| C13 | 51.84' | 33.00' | 90°00'00" | N 1°49'57" E | 46.67' |
| C14 | 31.42' | 20.00' | 90°00'00" | S 88°10'03" E | 28.28' |
| C15 | 31.42' | 20.00' | 90°00'00" | N 1°49'57" E | 28.28' |
| C16 | 51.84' | 33.00' | 90°00'00" | S 88°10'03" E | 46.67' |
| C17 | 51.84' | 33.00' | 90°00'00" | N 1°49'57" E | 46.67' |
| C18 | 31.42' | 20.00' | 90°00'00" | S 88°10'03" E | 28.28' |
| C19 | 31.42' | 20.00' | 90°00'00" | S 40°59'41" E | 28.28' |
| C20 | 31.42' | 20.00' | 90°00'00" | S 49°00'19" W | 28.28' |
| C21 | 31.42' | 20.00' | 90°00'00" | S 40°59'41" E | 28.28' |
| C22 | 31.42' | 20.00' | 90°00'00" | S 49°00'19" W | 28.28' |
| C23 | 31.42' | 20.00' | 90°00'00" | N 40°59'41" W | 28.28' |
| C24 | 31.42' | 20.00' | 90°00'00" | N 49°00'19" E | 28.28' |
| C25 | 41.32' | 20.00' | 118°21'34" | N 26°48'54" W | 34.35' |
| C26 | 21.77' | 150.00' | 8°18'50" | S 47°19'28" E | 21.75' |
| C33 | 45.34' | 150.00' | 17°19'12" | S 60°08'29" E | 45.17' |
| C34 | 45.01' | 150.00' | 17°11'36" | S 77°23'53" E | 44.84' |
| C35 | 61.44' | 117.00' | 30°05'17" | N 58°12'42" W | 60.74' |
| C36 | 26.01' | 117.00' | 12°44'20" | N 79°37'31" W | 25.96' |
| C37 | 38.25' | 133.00' | 16°28'45" | S 61°09'01" E | 38.12' |
| C38 | 37.01' | 133.00' | 15°56'31" | S 77°21'38" E | 36.89' |
| C39 | 61.25' | 117.00' | 29°59'45" | S 58°09'56" E | 60.56' |
| C40 | 26.20' | 117.00' | 12°49'52" | S 79°34'44" E | 26.15' |
| C41 | 22.02' | 133.00' | 9°29'02" | N 47°54'40" W | 21.99' |
| C42 | 38.21' | 133.00' | 16°27'41" | N 60°53'02" W | 38.08' |
| C43 | 37.56' | 133.00' | 16°10'53" | N 77°12'18" W | 37.44' |
| C44 | 22.62' | 133.00' | 9°44'35" | S 48°02'21" E | 22.59' |
| C45 | 55.07' | 100.00' | 31°33'03" | S 58°56'35" E | 54.37' |
| C46 | 19.68' | 100.00' | 11°16'34" | S 80°21'23" E | 19.65' |
| C47 | 2.70' | 100.00' | 1°32'50" | S 86°46'06" E | 2.70' |
| C48 | 104.88' | 100.00' | 60°05'37" | N 62°24'41" E | 100.14' |
| C49 | 31.42' | 20.00' | 90°00'00" | N 88°10'03" W | 28.28' |
| C50 | 29.33' | 150.00' | 11°12'17" | N 48°46'12" W | 29.29' |
| C51 | 47.91' | 150.00' | 18°17'58" | N 63°31'19" W | 47.70' |
| C52 | 34.88' | 150.00' | 13°19'22" | N 79°20'00" W | 34.80' |
| C53 | 20.87' | 150.00' | 7°58'12" | N 89°58'47" W | 20.85' |
| C54 | 48.00' | 150.00' | 18°20'05" | S 76°52'05" W | 47.80' |
| C55 | 51.43' | 150.00' | 19°38'39" | S 57°52'43" W | 51.18' |
| C56 | 46.29' | 150.00' | 17°40'47" | S 39°12'59" W | 46.10' |
| C57 | 49.06' | 150.00' | 18°44'26" | S 21°00'23" W | 48.84' |
| C58 | 19.98' | 150.00' | 7°37'50" | S 7°49'14" W | 19.96' |
| C59 | 56.14' | 100.00' | 32°09'58" | N 59°15'02" W | 55.41' |
| C60 | 18.61' | 100.00' | 10°39'40" | N 80°39'51" W | 18.58' |
| C61 | 23.47' | 150.00' | 8°57'57" | N 47°39'02" W | 23.45' |
| C62 | 43.52' | 150.00' | 16°37'24" | N 60°26'42" W | 43.37' |
| C63 | 43.39' | 150.00' | 16°34'25" | N 77°02'36" W | 43.24' |
| C64 | 39.48' | 100.00' | 22°37'12" | S 21°03'17" W | 39.22' |
| C65 | 10.02' | 100.00' | 5°44'21" | N 6°52'30" E | 10.01' |



NOTE "A": RESERVE "YY" AND RESERVE "ZZ":

RESERVE "YY" AND RESERVE "ZZ", AS DESIGNATED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY THE PINNACLE CLUB HOMEOWNERS ASSOCIATION. THE LANES CONSTRUCTED WITHIN SAID RESERVE "YY" AND RESERVE "ZZ", WILL BE PRIVATE LANES WHICH WILL NOT BE OWNED BY SAID ASSOCIATION, THE LANES WILL NOT BE DEDICATED TO THE CITY OF GROVE CITY AND THE CITY OF GROVE CITY WILL NOT BE HELD RESPONSIBLE FOR THE MAINTENANCE OF SAID LANES. PARKING IS PROHIBITED IN RESERVE "YY" AND RESERVE "ZZ".

NOTE "B": VEHICULAR ACCESS:

NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED BY PLAT OR DEED.

NOTE "C": FLOOD HAZARD INFORMATION

THE LAND SHOWN HEREON HEREBY BEING PLATTED AS PINNACLE CLUB SECTION 2, PHASE 8, IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS SHOWN ON THE FEDERAL MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 39049C0406K, WITH AN EFFECTIVE DATE OF JUNE 17, 2008.

THE AREA SHOWN HEREON BY CROSS HATCHING IS THAT RESERVE AREA PLATTED AS RESERVE "RR" AND "SS" IN THE PINNACLE CLUB PLAT SECTION 2 PHASE 7 OF RECORD IN P.B. 116, PG. 30-31 AND IS BEING REPLATTED AS A PORTION OF LOT 901 AND SAWGRASS STREET FOR THOSE PURPOSES STATED HEREON.

ACREAGE BREAKDOWN
040-15038 0.101 AC.
040-009226 3.553 AC.
040-011963 10.141 AC.
TOTAL: 13.795 AC.

ABBREVIATION LEGEND:

B/L = BUILDING LINE
ESMT = EASEMENT
△ MAG NAIL SET
▲ MAG NAIL FOUND
◎ PERMANENT MARKER SET
○ IRON PIN SET
● IRON PIN FOUND



Civil & Environmental Consultants, Inc.

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www.cecinc.com

DRAWN BY: TJH CHECKED BY: JJR APPROVED BY: JAM
DATE: DECEMBER 2013 DWG SCALE: 1" = 50' PROJECT NO: 131-663

THE PINNACLE CLUB SECTION 2, PHASE 8
A SUBDIVISION OF ACREAGE AND RE-SUBDIVISION OF
RESERVE "RR" AND "SS" OF THE PINNACLE CLUB PLAT
SECTION 2, PHASE 7

DRAWING NO.: 2

SHEET 2 OF 2